

## FARMINGTON CITY COUNCIL MEETING

August 21, 2018

### **WORK SESSION**

*Present: Mayor Pro Tempore Brett Anderson; Councilmembers Rebecca Wayment, Doug Anderson, Alex Leeman; City Manager Dave Millheim, City Economic Development Director Brigham Mellor, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

*Excused: Mayor Jim Talbot, Councilmember Cory Ritz*

The meeting was called to order at 6:06 pm by Mayor Pro Tempore **Brett Anderson**.

### **Future of North Station CRA**

Economic Development Director **Brigham Mellor** presented information to the Council regarding the long term vision for North Station Park. **Brigham Mellor** noted that the demand for infrastructure already exists. He proposed that several CRAs could be created to allow for the loaning of money between incentive areas to finance infrastructure as needed. **Dave Millheim** said that property owners are on board with the plan of mixed use, trails, etc. as outlined in the small area master plan. Having a strong master plan to use as a guideline can help keep decisions focused and the City can be proactive rather than reactive.

Councilmembers discussed the need to plan for school crowding, water issues and the concerns of residents related to multi-family housing. **Brigham Mellor** suggested that the City and developers should do more to provide information to residents about development plans. Residents should understand that the build out could take twenty years, and that it will not be done all at once. Councilmembers discussed the desire for Farmington to have employment opportunities that would allow people to afford housing in Farmington and not have to commute.

How the business park will be built out and what incentive packages will be offered to businesses will remain important decision items for this and future Councils.

### **REGULAR SESSION**

*Present: Mayor Pro Tempore Brett Anderson; Councilmembers Rebecca Wayment, Doug Anderson, Alex Leeman; City Manager Dave Millheim, City Economic Development Director Brigham Mellor, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

*Excused: Mayor Jim Talbot, Councilmember Cory Ritz*

### **CALL TO ORDER:**

Mayor Pro Tempore **Brett Anderson** called the meeting to order at 7:00 p.m.

### **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

The invocation was offered by **Dave Millheim** and the Pledge of Allegiance was led by **Brett Anderson**.

### **Introduction of New City Councilmember and Administration of Oath of Office**

**Holly Gadd** administered the Oath of Office to Councilmember **Alex Leeman**. **Alex Leeman** introduced his family members in attendance.

### **PUBLIC HEARINGS:**

#### **North Station Phase I Development Agreement & PMP – Ken Stuart**

**Eric Anderson** presented information from the staff report related to the planning charrette conducted by UDA which involved all property owners and was established as a guide for future development. The plan was adopted as part of the general plan. The applicant is proposing 71 townhomes, the majority of which face paseos and have alley loaded garages, with either two-story or three-story buildings. The project is proposing a spine road that moves from the southeast to the northeast of the property, and accesses 350 South in Kaysville. **Eric Anderson** noted that the DRC has worked through most of the issues, and others will be resolved at a later review stage. The Site Plan and Architectural Review Committee (SPARC) also reviewed the proposed PMP and made several suggestions to the applicant regarding building placement, alley width, open space configuration, and connectivity. The current plan was revised to conform to the recommendations made by SPARC, and has incorporated most, if not all, of these suggestions.

**Eric Anderson** explained that the applicant has to use Section 140 of Chapter 18 to allow for a deviation of the underlying zone through a development agreement; residential uses are not allowed in the OMU zone. **Eric Anderson** stated that the development agreement is the central part for review/decision and that the project master plan is an attachment to the agreement. He said that prior to the sale of the units, the applicant is required to have approval for the schematic subdivision plan.

**Brett Anderson** reviewed the concerns from the Planning Commission and asked about the placement of the two-story and three-story units noting the desire to have a buffer between existing residential neighborhoods. **Rebecca Wayment** asked about the decision to place three-story units closer to the residences.

Applicant Ken Stuart, 355 north 675-East, North Salt Lake, stated that he owns 3.9 million square feet of property and wants to do what is best for the aggregate area. He said as part of the planning charrette, it was decided that north of Haight Creek should be a transitional use between single family residences and townhomes and commercial. As it is zoned, he said he has vested

rights for 4-6 stories or 60-80 feet height for a commercial building. Through the planning efforts, his team determined that the two-story masters would be along Haight Creek to capitalize on landscaping. The townhomes would be approximately 2600 square feet and be priced between \$390,000 and \$430,000. He explained that some of the three-story buildings are only three-story in the center, some buildings are three stories across the building. He said that they have considered the view corridor for existing homes in both Farmington and Kaysville and there would be at least 200 feet between existing homes and the proposed townhomes. He noted that as part of the planning process Stay Farmington will contribute to resurfacing 350 East.

**Rebecca Wayment** asked the applicant about the height of the three-story building and if there is any elevation gain between the subject property and the property to the West. Ken Stuart responded that he did not have exact figures but that it was approximately 35 feet to the top of the wall and then additional height for the pitch of the roof. He said that the surrounding homes are below grade so there would be some elevation difference.

**Brett Anderson** asked about water usage for grass and other landscaping and asked how it compared to single family home usage. Ken Stuart said that they intend to do xeriscaping, and that in the aggregate, the water usage is less than single family homes.

**Rebecca Wayment** noted that plans in the packet with a March 28 date indicate 71 units comprised of 10 two-story units, 35 three-story centers, 26 three-story sides and another document dated in April reflects 12 two-story units, 33 three-story centers, 26 three-story sides; she asked the applicant to explain the discrepancy. Ken Stuart said that after meeting with SPARC some adjustments were made and units were shifted; additionally the alleyways were modified to a rounded end.

**Doug Anderson** asked about gas utilities available in the area. Ken Stuart said that Dominion Energy had completed work in the area and the next step was to bore under Shephard Lane to continue the work on their line. Dominion has not vacated the property yet.

*At 7:34 p.m. Brett Anderson opened the public hearing.*

**Wendell Perry**, 2780 Shephard Lane, Kaysville, he said he is building a new house in the area and the proposed townhomes will impact his views. He asked why this was a good transition from single dwelling houses to two- and three-story townhomes and suggested a subdivision of townhomes that were one and two levels would be preferable. He asked if “highest and best use” meant highest revenue for Farmington. He wondered about the advantages of townhomes over single family residences. He said that Farmington is just “blasting with houses” and he would like to see some open space preserved. He expressed concern about irrigation and culinary water, as well as other utilities. He also expressed concern about school crowding. He said that Shephard Lane needs to be improved before additional traffic is added.

**Kyle Stowell**, 1764 Burke Lane, lives south of the development. He said that other neighbors may have written emails rather than attend in person because of Back to School night at Endeavor Elementary. He said that he has expressed concern about high-density housing in this area for several years since it was rezoned OMU. The City once offered to put together a

committee to further define a transition area/buffer zone which would then be codified. The City never formed the committee, despite resident follow-up. At a previous public hearing, **Cory Ritz** acknowledged that the City said they would form the committee. **Kyle Stowell** said that residents feel ignored. He said that the proposal for three-story buildings, that look like they exceed 40 feet. He believes that if the committee had been formed the zone text would have limited the property to two-story buildings on the west side of the development. He asked the City to follow-through on its promises so that a compromise can be reached to reduce the impact of development on residents.

**Heidi Herron**, 926 North 1875 West, said that residents want the buffered tiered transition they were promised when the area was rezoned. She said that three stories that are 35 feet before the pitch is very tall, and the plan does not show a transition approach. She suggested that two-story townhomes would be a good compromise and provide developers with the residential they want (but are not currently zoned for) and provide the transition wanted by the residents.

**Paulette Hewitt**, 541 West 250 South, said she supports the idea of the business park and the plans for the surrounding area. She is concerned about adding more homes and would like to see an additional Fire Station in the City. She also expressed concern regarding increases in traffic, particularly at the 4-way stop at Shephard Lane and 350 East (Kaysville). She suggested that a temporary light would help with traffic until the interchange is established. She said that she hopes the townhomes look “homey” and not industrial, as that would help the transition feeling. She said the idea of the buffer is important and noted that there will be no buffer between homes and the Randy Rigby subdivision.

*At 7:49 p.m. Brett Anderson closed the public hearing.*

**Alex Leeman** shared some of the discussion points from previous Planning Commission review. He said they liked the promenades between the developments that avoid the constant concrete of other developments. Transitional density was a concern for the Planning Commission but with the D&RG trail and the pipeline easement there is some natural buffer. He acknowledged the complaints regarding the citizen working group and whether what has been presented is a stepped up transitional approach, or an abrupt increase.

**Doug Anderson** questioned whether the two-story lots along Haight Creek should be seen as a premium lot when they will eventually be facing office buildings. His biggest concern is the buffer and wondered if the applicant would consider the two-story homes along the D&RG trail. He acknowledge the need for a fire station in West Farmington. **Dave Millheim** said that although the City does not have a second station manned on the West Side, engines are stored in the Public Works yard to allow for a response if for some reason the access from East Farmington is blocked.

**Eric Anderson** noted that current zoning for the OMU allows for high intensity uses and the applicant is vested for four-story office buildings. **David Petersen** noted that Farmington measures to the mid-point of the roof and a two-story home is typically 27 feet. He said that two-story townhomes are generally lower because they do not have vaulted ceilings.

**Eric Anderson** responded to the question about why townhomes were preferable in the area by noting that townhomes were included in the Small Area Master Plan as buffer between existing homes and higher intensity office uses. **Brett Anderson** said that he would want the two-story townhomes to be the buffer. **Eric Anderson** noted that the City Council has discretion regarding that and it could be specified in the development agreement. He said that the Council could table the item and allow the applicant to address some concerns raised. He also said that the PMP, as submitted, does not reflect changes requested by the SPARC and the Planning Commission.

**Rebecca Wayment** said that townhomes were preferable to office space in this area, but expressed concern about a transition to buffer residents to the West. She said that what has been presented is a good start, but would like to see some adjustments made. **Brett Anderson** and **Doug Anderson** agreed that they would like to see a revised plan. **Alex Leeman** said that the development agreement could include limits to building height.

**Eric Anderson** said that the Council could table the matter, deny the application, or approve with conditions that address concerns. **Dave Millheim** suggested that the Council was not ready to approve or deny and that tabling should be done with some guidance to the applicant.

***Motion:***

**Doug Anderson** moved that the City Council table the matter to allow the applicant and staff to provide additional information including: the height of existing single family homes in the area of the development, the heights of the proposed buildings, a side view of the incline in height and potential impact to residents; and the feasibility of changing where the two- and three-story units are located within the development.

**Alex Leeman** seconded the motion which was approved unanimously.

**Dave Millheim** and **David Petersen** suggested that a development committee be formed with a couple of Councilmembers and residents to review the answers that the developer supplies. Councilmembers **Brett Anderson** and **Doug Anderson** agreed to work with **David Petersen** on the committee and extended invitations to **Heidi Herron** and **Kyle Stowell** to participate.

**Zone Text Amendment of Regulating Plan**

**Eric Anderson** noted that this item was related to the tabled North Station Phase I Development Agreement & PMP. He said that it could be considered on its own merits or be continued to a date certain. **Rebecca Wayment** questioned the need for a Zone Text Amendment approval if the applicant has been asked to come back with a revised site plan. **Eric Anderson** said that tabling the item is an option, but the road alignment makes sense regardless of the PMP approval. He said that the proposed zone text amendment reflects the North Station Phase I Project Master Plan by making the road connect to 350 South in Kaysville instead of Shepard Lane, as it is currently shown on the codified Regulating Plan that was adopted earlier this year.

***Mayor Pro Tempore Brett Anderson opened the public hearing at 8:26 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.***

***Motion:***

**Doug Anderson** moved that the City Council approve the enclosed enabling ordinance amending Section 11-18-040 of the Zoning Ordinance related to the Regulating Plan with Findings for Approval 1-3.

**Rebecca Wayment** seconded the motion which was approved unanimously.

**Findings for Approval:**

1. The zone text amendment is consistent with the North Station Small Area Master Plan for the area, which is an adopted element of the City's General Plan.
2. The Regulating Plan and related amendments are consistent with North Station Phase I PMP application, which is currently under review by the City.
3. The Regulating Plan amendment is consistent with the intent of Chapter 18 of the Zoning Ordinance, and more specifically, the OMU zone.

**NEW BUSINESS:**

**650 West Concrete Project**

**Dave Millheim** said that the TIGER grant has had delays and the City would like to engage a local contractor that can get the work done in the near future. **Dave Millheim** said that he does not have a detailed schedule of the work but it will be done before there is snow.

***Motion:***

**Alex Leeman** moved to approve the bid as outlined in the staff report and award the concrete work along 650 West south of Glovers Lane to Ross Campbell.

**Doug Anderson** seconded the motion which was approved unanimously.

**SUMMARY ACTION:**

1. Approval of Minutes from August 7, 2018
2. Boundary Adjustment ordinance with Kaysville City – Ken Stuart (approximately 1000 North and 2000 West)

**Rebecca Wayment** moved, with a second from **Alex Leeman**, to approve summary action item 1 and 2 as contained in the staff reports.

The motion was approved unanimously.

**GOVERNING BODY REPORTS:**

**City Manager Report**

1. Fire Monthly Activity Report for July
2. Building Activity Report for July

**Dave Millheim** referred Councilmembers to the items in the staff report, and had no additional updates to report.

#### **Mayor Talbot & City Council Reports**

##### **Councilmember Doug Anderson**

No updates to report.

##### **Councilmember Brett Anderson**

No updates to report.

##### **Councilmember Alex Leeman**

No updates to report.

##### **Councilmember Rebecca Wayment**

**Rebecca Wayment** asked about the traffic impact with the opening of the new high school.

**Dave Millheim** said that the City monitored traffic in April and will monitor traffic patterns again in September to determine traffic counts and areas that may need police presence. The Farmington Police Department will be monitoring the traffic closely and issuing tickets as necessary.

##### **Mayor Jim Talbot**

Via e-mail, **Jim Talbot** asked that the City Council consider **Shawn Beus** for appointment to the Planning Commission.

##### ***Motion:***

**Doug Anderson** moved that the City Council accept the Mayor's recommendation and appoint Shawn Beus to the Farmington Planning Commission.

**Rebecca Wayment** seconded the motion which was approved unanimously.

#### **CLOSED SESSION**

##### ***Motion:***

At 8:40 p.m., **Rebecca Wayment** made a motion to go into a closed meeting for purpose of potential property acquisition. **Doug Anderson** seconded the motion which was unanimously approved.

Sworn Statement

I, **Brett Anderson**, Mayor Pro Tempore of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

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**Brett Anderson**, Mayor Pro Tempore

***Motion:***

At 8:58 p.m., a motion to reconvene into an open meeting was made by **Doug Anderson**. The motion was seconded by **Rebecca Wayment** which was unanimously approved.

**ADJOURNMENT**

***Motion:***

At 8:58 p.m., **Doug Anderson** moved to adjourn the meeting.

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**Holly Gadd, Recorder**

**Posted 09/19/2018**